

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 16, 2004

Rochester Place LLC  
Attn Andrew M. Newton  
P.O. Box 91064  
Mobile, AL 36691

**Re: Case #ZON2004-01515 (Planned Unit Development)**  
**Rochester Place Subdivision, Revised Plat of**  
Northwest corner of Airport Boulevard and General Pershing Avenue (not open),  
extending North and West to the South side of South Sunset Drive.

Dear Applicant(s) / Property Owner(s):

At its meeting on July 15, 2004, the Planning Commission considered for Planned Unit Development the site plan to allow an existing single-family residential subdivision to be a private street subdivision.

After discussion it was decided to approve this plan subject to the following conditions:

- 1) **compliance with Section VIII of the Subdivision Regulations,**
- 2) **placement of a note on the final plat stating that if the gate ceases to operate, the road must be dedicated to the City; and**
- 3) **preservation of the 53" Oak as reference in the Urban Forestry comment, as well as, protection status for any existing trees that are located within the existing Right-of-Way.**

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Victor McSwain, Secretary

By: /s/ Richard Olsen, Planner II

cc: William P. Costarides